

109.0

0006

0024.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
914,900 / 914,900
914,900 / 914,900
914,900 / 914,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		MONTAGUE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TANEV KALOYAN S	
Owner 2:	
Owner 3:	

Street 1: 187 TRAPELO RD	
Street 2:	

Twn/City: BELMONT	
St/Prov: MA	Cntry:
Postal: 02478	Type:

PREVIOUS OWNER	
Owner 1: MURRAY MILDRED E -	
Owner 2: -	
Street 1: 44 MONTAGUE STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

SALES INFORMATION	TAX DISTRICT	Parcel ID
		109.0-0006-0024.A

PREVIOUS ASSESSMENT	Parcel ID
	109.0-0006-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	494,900	0	6,000.	420,000	914,900		Year end	12/23/2021
2021	104	FV	469,100	0	6,000.	420,000	889,100		Year End Roll	12/10/2020
2020	104	FV	469,000	0	6,000.	420,000	889,000	889,000	Year End Roll	12/18/2019
2019	104	FV	414,700	0	6,000.	414,000	828,700	828,700	Year End Roll	1/3/2019
2018	104	FV	414,700	0	6,000.	318,000	732,700	732,700	Year End Roll	12/20/2017
2017	104	FV	389,200	0	6,000.	300,000	689,200	689,200	Year End Roll	1/3/2017
2016	104	FV	389,200	0	6,000.	276,000	665,200	665,200	Year End	1/4/2016
2015	104	FV	330,400	0	6,000.	258,000	588,400	588,400	Year End Roll	12/11/2014

TAX DISTRICT	Parcel ID
	109.0-0006-0024.A

PAT ACCT.

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
		109.0-0006-0024.A

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY MILDRED	62277-67		7/19/2013	Change>Sale	532,500	No	No		
MURRAY MILDRED	28703-517		6/15/1998	Family		1	No	No	A

BUILDING PERMITS	ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/20/2013	1250	Renovate	43,275	C					5/5/2014	Measured	PC	PHIL C
9/16/1996	463	Manual	7,800					V/SIDING-TRIM	2/26/2014	Info Fm Prmt	EMK	Ellen K
7/9/1993	313	Manual	5,300					REBUILD PORCHES	11/26/2008	Meas/Inspect	336	PATRIOT
									3/6/2000	Inspected	264	PATRIOT
									1/31/2000	Measured	264	PATRIOT
									8/30/1993		MF	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 14 - Multi-TnHs				Full Bath: 2	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good												
Color: BLUE				A Kits:	Rating:												
View / Desir:				Fpl: 2	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1966	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict: G15	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal 1 - Drywall				Functional:		%		Interior:		2	4	2	M				
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors: 4 - Carpet	15 %			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 150.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.14180326				General:									
Electric: 3 - Typical				Const Adj.: 1.00839913				Totals	2	8	4						
Insulation: 2 - Typical				Adj \$ / SQ: 172.709													
Int vs Ext: S				Other Features: 128000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 607930													
% Com Wal	% Sprinkled			Depreciation: 113075													
				Depreciated Total: 494855													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Rate	Parcel ID	Typ	Date	Sale Price									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 109.0-0006-0024.A																	
More: N				Total Yard Items:				Total Special Features:				Total:					
4:10:20 PM																	